

Return to Use Initiative

2004 Demonstration Project

Southern Maryland Wood Treating: Hollywood, Maryland

THE SITE:

The Southern Maryland Wood Treating site comprises a 94.2-acre property in Hollywood, St. Mary's County, Maryland. Wood treating operations on the site led to soil and ground water contamination with creosote and pentachlorophenol (PCP). The cleanup was highly successful and no contamination remains on site. Ground water monitoring after the cleanup confirmed the success of the cleanup. After the cleanup, the site was re-graded and re-vegetated with wildflowers and grains that will support wildlife habitat in the future.

THE OPPORTUNITY:

Twenty-five acres of the property are zoned industrial; the remaining 69.2 acres are classified as a rural protection zone. Specific reuse plans for the site are not yet established.

THE BARRIER:

Though cleanup is complete and the property is suitable for unrestricted use, local officials were in need of assurance that the site is indeed ready for reuse.

THE SOLUTION:

EPA issued a Ready for Reuse Determination for the site on November 18, 2004. EPA also deleted the site from the National Priorities List on April 5, 2005. Ground water monitoring at the site ceased at that time.

THE SITE NOW:

EPA and the Maryland Department of Environment remain in communication with the bank, the property owner, and other stakeholders. As soon as private lien foreclosure rights are enforced on the property, local stakeholders and these government entities will work together to determine the most appropriate future use of the property.

FOR MORE INFORMATION:

Contact Bonnie Gross, Region 3 Superfund Redevelopment Coordinator, at gross.bonnie@epa.gov or (215) 814-3229, or visit <http://www.epa.gov/reg3hwmd/super/sites/MDD980704852/index.htm>.



Barrier:

Superfund site stigma

Solution:

EPA issued an RfR Determination to address town's concerns



Before:

Cleaned up wood treating facility; 25 acres of vacant industrial land and 69.2 acres of land designated as a rural protection zone

After:

Site ready for unrestricted use